

TOWN OF MANSFIELD ■ FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE
Regular Meeting Minutes ■ August 5, 2014
Town Council Chambers

Members Present: Rawn, Hart, Ryan, Raymond, J. Coite (representing T. Tussing), P. Ferrigno, P. Plante

Guests Present: Chris Wester, Weston & Sampson

Staff Present: Carrington, Painter

The meeting was called to order at 7:00 p.m. by Rawn.

Approval of Minutes

July 1, 2014 Minutes – Hart MOVED, Ryan seconded to approve the minutes as drafted. Motion passed unanimously with the exception of Plante and Rawn who abstained.

Public Comment

- No public comment was received.

Old Business

- a. **Water and Wastewater Infrastructure Planning.** Hart provided an update on the water project, noting that Town staff are participating in monthly coordination calls and that the first meeting of the CWC Water System Advisory Committee was held on July 30th. Coite provided an update on several UConn projects that are likely to be under construction during the same timeframe as the water project, including the extension of North Hillside Road, Innovation Partnership Building, new Science and Engineering Building, new STEM residence hall, and new Main Accumulation Area building. He also noted that the University will be replacing the transmission pipeline from the Willimantic River wellfields to campus starting in the fall and an expedited steam line replacement project that will be completed prior to heating season.

Derek Dilaj from Weston & Sampson provided an update on the status of the sewer system design, noting that the firm is currently conducting subsurface investigations and coordinating with property owners on location of the second pump station and sewer lines. They are also preparing estimated property assessments and a tax benefit analysis, both of which they expect to have completed in time for the first community information meeting on August 14th. Members asked several questions with regard to the property assessment calculations, including whether the assessments would include a proportionate share of the anticipated debt service, how assessments are handled if a property is transferred, whether there is a penalty for early payment (i.e. if the entire assessment is paid up front instead of staggered over several years, is the interest/debt service component of that assessment the same as if it were paid over time or reduced due to the early payment) and whether an increased assessment on one property due to an increase in development would result in decreased assessments for other properties. Hart and Dilaj will verify answers to these questions prior to the community information meetings.

Hart reviewed the proposed community information meeting schedule that was included in the packet of materials provided to the committee and invited members to attend if available. He also noted that two mailings would be going out in August, one with the information meeting dates and a second

informational mailer about the project, similar to mailings done prior to previous referendums.

- b. **Committee Membership.** Hart and Rawn are continuing to work on the membership issue, noting that the committee has achieved a quorum over the last few meetings.

New Business

- a. **Four Corners Sewer Project-Election Law Restrictions.** Painter reviewed the guidance document provided by the Town's Bond Counsel. Members had several questions, including whether was a distinction between various town officials (i.e. elected officials as compared to appointed members of an advisory committee), whether the tax benefit analysis being completed by Weston & Samson could be considered advocacy, and whether the Committee could continue meeting in September and October if the Council votes to send the project to referendum. Members requested that bond counsel attend a special meeting in August to address these questions and others that might come up.
- b. **Other.**

Correspondence and Meeting Reports

No updates.

Future Meetings

Members identified a tentative special meeting date of August 26th, pending availability of the Town's bond counsel. Items for the agenda include a project update, additional discussion on how the town can provide information on the project without straying into advocacy, and a draft project endorsement letter for committee review and approval. The letter will include a recommendation that the Town Council authorize use of the community notification system to remind voters of the referendum date.

Based on the project schedule, members agreed by consensus to cancel the September 4th regular meeting.

Adjournment

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Linda M. Painter, AICP
Director of Planning and Development